

EDGARTOWN FOREST ESTATES ASSOCIATION
Website Minutes of the Board of Director's Meeting – April 15, 2015

Present: Kathleen Samways, President; Dorie Godfrey, Cris Mayhew, Kenny Ivory, Ira Certner, Tim Dacey via video conference.

Absent: Mary Leddy

The meeting was called to order at 5:48 p.m. by Kathleen.

Approval of Board meeting minutes: The minutes of the special board meeting of 3/25/2015 were approved.

Treasurer's report: The Treasurer provided an Income & Expense report for March. Overall, we have an excess of revenue over expenses. Five liens were placed for unpaid assessments. The Treasurer will compile a spreadsheet of all outstanding liens.

Maintenance report: The stop signs will be moved this month. Kenny will make a sign for the front entrance noting the change in stop signs. A bid from White Lynch for road repair was requested but has not been received.

Covenant Violations:

Updates on:

- Mockingbird: The owner has for months indicated that he is obtaining a dumpster and will have the debris moved. Kathleen will call the owner and ask for a firm date for the dumpster and removal of debris. If the debris is not removed by that date, the Board will contact our attorney to send a letter.
- Mockingbird: no existing covenant violations.
- Dodgers Hole: Debris in yard. Our attorney advised against going on anyone's property even though that is what our covenants indicate. She indicated that we could:
 - Send the owner a stern lawyer's letter, citing the covenants and the actions open to the Board under the circumstances, and/(or subsequently)
 - Sue the owner to obtain a court-ordered clean-up. This would entail getting an estimate for the clean-up and going to court to bring action against the homeowner, obtain a court-ordered lien for the cost of the clean-up and court, attorney costs.

Kathleen will send a letter to the owner indicating that there have been efforts made to clean up the debris and the board hopes that this continues.

Alleged Covenant violations:

- Sparrow: large RV parked on the property. Dorie will confirm that this is a violation of the covenants and will send letter to owner citing the Covenants (Section 4.9.a) which state that no homeowner may store campers, and the like, on any lot unless the item is not visible from the street or is in a garage or other approved structure, or is for temporary purposes of no more than 48 hours.
- Sparrow: large commercial bread truck is again parked on the easement at times. Letters had been sent to owner and truck was moved to driveway March of 2014. Dorie will send letter to owner.

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Document Storage: Ira is unable to estimate time needed to scan EFEA documents into electronic format for storage until Dorie completes upload of all the thumb drives of digital records received from previous clerks.

EFEA Protocols:

First reading of proposed new EFEA protocols:

- 1.2 Election of Officers and Directors: no changes.
- 1.4 Meetings of Directors: no changes.
- 2.4 Annual Assessment: no changes
- 3.1 Annual Tickler of Board Responsibilities: no changes.
- 4.3 Quorum for Meetings of Stockholders: no changes.
- 4.4 Proxies and Voting: no changes.
- 5.1 Contracting for Services: no changes. Consider whether we want to indicate that contracts for administrator, webmaster, and maintenance manager should be reviewed annually; and whether these contracts should be required to be “rebid” at some frequency.
- 6.1 Board Protocols and Procedures: no changes.
- 7.1 Records Retention: no changes.

Second reading of protocols will occur at next board meeting.

New Business

Discussion of property easement on property line between Sparrow and Tern/Swan: A homeowner expressed concern that her neighbor was clearing his property up to the property line. She felt that there was a requirement for a buffer zone between properties. Kathleen responded indicating that there is no requirement for a buffer between properties. Kathleen also spoke with the owner who is clearing land and he indicated that he is clearing only to 15' from the property line. He will be on Island this weekend and introduce himself to his neighbor.

The neighbor has noted that there is an easement of 30' between the 2 properties. The board is aware of the easement shown on maps, but does not know the purpose of the easements.

Next meeting date: May 20, 2015 with Cris Mahew presiding.

Kathleen completes her Presidency with this meeting. She will follow up on issues from this meeting. Cris begins her presidency tomorrow and will pick up any new issues.

With no further business, the meeting was adjourned at 7:05.

Submitted by Dorie Godfrey, Clerk/Secretary